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suggest vastly more than it says. Tried by this test Mr. Tout comes again very far short of what we may rightly expect. His bibliographical references, put in the form of occasional foot-notes, are too meagre to be of service to any one, and are of the most hap-hazard description. For example: the only works referred to about Hildebrand are Stephens (Epoch), Bowden and Villemain! Far better would be no bibliographies at all. There is hardly any suggestion of original sources. "Otto of Freising is a first-rate original chronicler" is almost the only reference of the kind. All names of books mentioned are without date of publication.

It is of course impossible for a book of this size to go into the endless controversies of special scholarship; but it may well bring some of them to the attention of students. It will thus avoid that fatal effect of knowing it all, which is so deadening to the mind of youth. This book does next to nothing of this work and loses thus one of its best opportunities. As an aid to the student in gaining a wider outlook the book is valueless.

We can have no quarrel with the due emphasis upon leading personalities, but such reference must be to things important in their effect upon the movement of history. We ought to be well beyond that conception of history which begot such phrases as "The king, enraged at," or "the duke, flushed with." Let us tell our students what happened and, in so far as we can, why it happened and what came of it, and be content if we can do that.

Almost every paragraph in the introduction suggests fruitful points of controversy, but we call attention only to the word "transition" and its questionable application to this period, which is marked, if ever any period was, by perfectly definable and persistent institutions. Unless we are to give up the word altogether, we must apply it where it belongs, to the period just preceding and to that just following the one here described. Those are transitions from something to something.

*Township and Borough*: being the Ford Lectures delivered in the University of Oxford in 1897, together with an appendix of notes relating to the history of the town of Cambridge. By FREDERIC WILLIAM MAITLAND, LL.D. (Cambridge: The University Press. 1898. Pp. ix, 220.)

RESEARCH in the field of English municipal history has long been hampered by the need of good printed collections of town records and by the scarcity of scholarly monographs on the constitutional development of particular boroughs. Within the past ten or fifteen years a few well-edited volumes of records have appeared, but there has not yet been published a single complete and detailed history of any borough. Though there are probably more than a hundred thousand books on English local history, including works on counties, towns, manors, churches, etc., many of which contain valuable material, few of them furnish a good critical account of local institutions. For example, Cooper's *An-*

*nals of Cambridge* is mainly an abstract of local records, which the author of *Township and Borough* has turned to account. The contrast in the workmanship of these two books is striking. The one gives us annalistic notes, while the other traces the growth of institutional life. Professor Maitland has, in fact, rendered a distinct service by writing a book which should teach students of local history proper methods of investigation. If his work should stimulate the production of other monographs on particular towns, similar to his own or more comprehensive in scope, the task of the future historian who undertakes a general treatise on English municipal development will be greatly lightened. Indeed, until more has been accomplished in connection with the investigation of institutions in particular boroughs, a satisfactory history of English municipalities cannot be written.

Professor Maitland's main theme is the growth of municipal incorporation in Cambridge. He begins by emphasizing the rustic basis of this and other large boroughs. Such rusticity is visible throughout the Middle Ages and far into modern times. Even London still had its arable fields in the twelfth century, and many boroughs seem to have been greatly concerned about their agrarian interests at a much later time. The history of boroughs thus involves the study of fields and pastures. Since the thirteenth century there slowly emerges an important distinction between the borough community and the village community: the former is corporate, the latter is not. "Corporateness came of urban life." Modern writers, by overestimating the number of inhabitants in the villages, by eliminating the lord from consideration as a unifying element, and by underrating the automatic, self-adjusting scheme of the old agricultural system, have ascribed too much corporateness, too much collective ownership and governmental unity, to the village. The principle which originally served to mark off the borough from the village was the special royal peace conferred upon fortified places. The borough was, indeed, the centre of the shire for military, judicial, and commercial purposes: it was "the stronghold, the market, and the moot-stow of the shire." The king exercised lordship over the borough, which, however, was no royal manor; he was the lord, but not the manorial lord; many of the burgesses were dependent on other lords. With the development of commerce the burgesses ceased to be self-supporting agriculturists, though many of them continued to eke out a revenue derived from trade by growing a little grain in the fields. The land then became a mobile, saleable commodity: "the market has mobilized the land; the land is in the market." The proprietary scheme of the acre-strips ceased to have regularity and equality; they were no longer united into hides and virgates. The people of Cambridge gave more than half their land to religious houses in the twelfth and following centuries, and the rest passed rapidly from hand to hand by purchase. Land and houses were sold or bequeathed like chattels. Therefore mesne tenure lost its political importance, for the landlord was deprived of his right of escheat, and became simply a man with a rent-charge.

The last two lectures deal with the growth of municipal incorporation, especially in Cambridge. We are told that the *firma burgi* did not imply the corporate liability of the borough for the annual rent due to the crown, but that the bailiffs of the town were really responsible for its payment. Though all the burgesses were liable to the king, the bailiffs were expected to make good any deficit in the revenues which they collected to satisfy the fee-farm rent; if, on the other hand, they made a profit, they spent it in a common banquet or in a drinking-bout. Professor Maitland says that the main reason for allowing the burgesses to have the town at farm was to free the borough court from the sheriff's control. This statement may be correct, but it requires explanation, for there seems to be much evidence to show that the main advantage of this privilege was to free the burgesses from the sheriff's interference in fiscal matters. Was not the burghal moot, "the one old organ of the borough," under the control of the town officers long before *firma burgi* was granted to the burgesses? But this question does not affect the author's main line of thought. With his usual skill and learning he shows how the definite idea of corporate ownership of land appears in Cambridge about the middle of the fourteenth century, when bits of waste or "common" began to be leased by the borough. "The Town that seals leases, that takes rents, is becoming a person; it is ascending from the 'lower case' and demands a capital T." In modern times the corporation becomes "both *persona ficta* and a Tory dining club."

In the appendix, which forms more than half the volume, many matters of interest relating to Cambridge are ably investigated. The book as a whole deserves high praise. By looking "beyond wall and ditch to the arable fields and the green meadows of the town," Professor Maitland has broken new ground, and has done much to advance the study of municipal history.

CHARLES GROSS.

*History of England under Henry the Fourth.* By JAMES HAMILTON WYLIE, M.A. Vol. IV., 1411-1413. (London, New York and Bombay: Longmans, Green and Co. 1898. Pp. x, 575.)

MR. WYLIE, in the preface to this his concluding volume, rather disarms criticism on those points which have met with such general disapproval in his former volumes by treating his work, notwithstanding its title, as principally intended to provide material for later historians. We can, therefore, only state our difference of opinion from his in the two points he defends, the desirability of such minute detail in a general history, and the realistic effect produced by including in his narrative a large number of strange contemporary words and expressions; and then pass on to a recognition of the various excellencies of his book. This last volume includes only about a hundred pages of text, all the remainder being given up to appendices, glossary, and index. The amount of new information is, therefore, naturally not great, but the account of the rela-